



Bridge Cottage Main Street Gayton Le Marsh Alford LN13 0NS

£399,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A deceptively spacious five bed roomed detached house, situated in a rural village location and enjoys attractive views of open countryside beyond the rear garden. The property stands in a plot of approximately one third of an acre and offers ideal family size accommodation which includes three reception rooms, breakfast kitchen, utility room, sun lounge and cloakroom on the ground floor and five bedrooms and a bathroom on the first floor. There is also a useful detached brick workshop and ample off street parking. EPC rating E.

Rooms

Front Entrance Porch

With hardwood front entrance door, double glazed timber window, tiled flooring and part glazed inner door opening to :

Entrance Hall

With solid wood flooring, staircase to first floor landing, electric consumer unit and recessed spot lights.

Lounge

With inglenook style fireplace housing a wood burning stove and having a stone tiled hearth and timber mantle shelf, parquet style flooring, timber framed double glazed windows to front and rear elevations, ceiling beams, electric consumer unit, radiator. Glazed double doors opening to Sun Lounge. 23'9" x 13'1" (7.31m x 4.02m)

Office

With brick fireplace housing a wood burning stove and having a brick hearth and wooden mantle, timber frame double glazed windows, radiator, solid wood flooring, exposed ceiling beams, fitted range of shelving. Measurements into chimney recess.

13'3" x 12'7" (4.08m x 3.88m)

Inner Hallway

With tiled flooring, radiator and recessed spot lights.

Cloakroom

With vanity wash basin , WC, tiled walls, timber framed glazed window light, tiled flooring.

7'8" x 5'5" (2.4m x 1.68m)

Dining room

With timber framed double glazed windows to side and rear elevation, solid wood flooring, radiator, opening to: 13'1" x 10' (4m x 3.06m)

Breakfast Kitchen

With a range of fitted wall and base cupboards, worktops, central work island with wood block worktop and cupboards below, space for a LPG range cooker, composite sink and draining board, tiled flooring, timber framed double glazed window to front and side elevations, space for dishwasher, ceiling beams.

15'9" x 13'1" (4.85m x 4m)



Utility Room

With stable style side entrance door, built-in cupboard, double glazed timber framed window, plumbing for washing machine and space for a tumble dryer and fridge.

Stable style inner door opening to:

9'1" x 7'3" (2.78m x 2.24m)

Sun Lounge

With timber frame double glazed bay window and further window to side elevation, tiled floor, timber doors opening to rear garden. 7'2" x 6' 3" (2.22m x 1.94m) &

11'1" x 6'9" (3.4m x 2.13m)

Stairs to first floor landing

With radiator.

Bedroom 1

With radiator, timber framed double glazed windows to front and side elevations. 16' x 13'1" (4.9m x 4.02m)

Bedroom 2

With radiator and timber framed double glazed window to front and rear elevations, vanity washbasin and mixer tap. 13'2" x 11'9" (4.05m x 3.63m)

Bedroom 3

With radiator and timber framed double glazed window. 12'9" x 10'6" (3.94m x 3.25m)

Bedroom 4

With radiator, timber framed double glazed window enjoying views of open countryside beyond.

10'9" x 9'5" (3.33m x 2.9m)

Bedroom 5

With timber framed double glazed window, radiator and built-in cupboard housing a recently installed Navien NCB500 37kw combi with a smart thermostat. Access to roof space. 9'9" x 5'9" (3.02m x 1.8m)

Bathroom

With white suite comprising of large corner bath, bidet, close coupled toilet with concealed cistern, wash basin, large walk-in shower housing mains fed shower, part tiled walls, tiled floor, with further access to roof space and double glazed timber framed window with views of open countryside beyond. 10'6" x 9'4" (3.25m x 2.88m)

Outside

The spacious gardens extend to approximately one third of an acreage and include a concrete off street parking area for at least five cars with potential for creating further off street parking if required. There are a number of fruit trees and good size lawn to the rear of the house as well as shrub and flower beds, a wood store and a patio area to the front of a brick workshop. At the far side of the house is a further lawn which includes the underground LPG gas storage tank.

Brick Workshop

Having numerous power points and lighting. 36' x 8'2" (11m x 2.5m)

Services

Property is understood to have mains water, electricity and drainage. LPG gas central heating.

Tenure

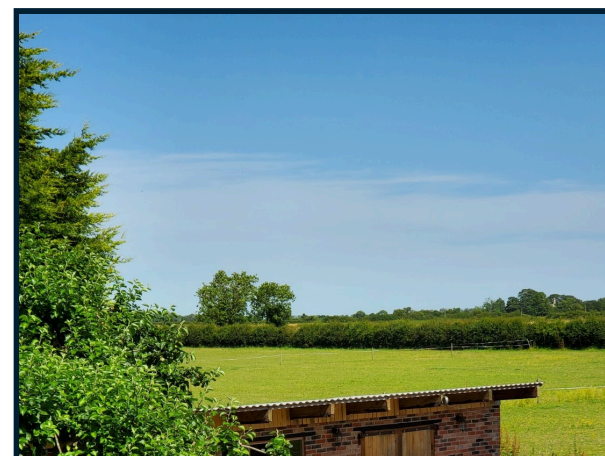
Understood to be freehold.

Council Tax Band

According to the government online portal property is currently in Council Tax Band C.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.





TOTAL FLOOR AREA : 2482 sq.ft. (230.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |